143.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,900 / 725,900
					USE VALUE:	725,900 / 725,900
					ASSESSED:	725,900 / 725,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAVES JOANNA
Owner 2:	
Owner 3:	
Street 1:	14 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRAVES JOANNA & -
Owner 2:	ABBOTT HILTON M & LINDA Y -
Street 1:	14 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4600.000	279,500		446,400	725,900
Total Card	0.106	279,500		446,400	725,900
Total Parcel	0.106	279,500		446,400	725,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.27 | /Parcel: 504.2

Legal Description

User Acct 92410

GIS Ref

GIS Ref

Insp Date 06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0002-0002.0

!110711!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,600	0	4,600.	446,400	726,000	726,000	Year End Roll	12/18/2019
2019	101	FV	227,400	0	4,600.	418,500	645,900	645,900	Year End Roll	1/3/2019
2018	101	FV	227,200	0	4,600.	346,000	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	227,200	0	4,600.	318,100	545,300	545,300	Year End Roll	1/3/2017
2016	101	FV	227,200	0	4,600.	290,200	517,400	517,400	Year End	1/4/2016
2015	101	FV	214,600	0	4,600.	284,600	499,200	499,200	Year End Roll	12/11/2014
2014	101	FV	214,600	0	4,600.	264,500	479,100	479,100	Year End Roll	12/16/2013
2013	101	FV	214,600	0	4,600.	251,700	466,300	466,300		12/13/2012

PRINT

Date	Time
12/11/20	01:16:52

LAST REV

Date	Time
05/13/19	11:42:55

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAVES JOANNA &	72408-489	1	4/2/2019	Convenience	99	No	No		
GRAVES ELIZABET	67279-79		5/19/2016	Family	28,500	No	No		
BRUTTI RICHARD	60363-259		10/30/2012	Bankrupcy	493,000	No	No		
BRUTTI RICHARD	30185-469		5/19/1999	Family	215,000	No	No		
BRITTI RICHARD/	25292-334		4/19/1995		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2005	922	Redo Bat	17,700	C		G7	GR FY07	INST 5 WNDWS, EXT
9/29/2005	892	Re-Roof	6,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Measured	372	PATRIOT
4/26/2000	Inspected	264	PATRIOT
7/22/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4600		Sq. Ft.	Site		0	80.	1.21	9									446,399						446,400	

Total AC/HA: 0.10560 | Total SF/SM: 4600 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,399 | Spl Credit | Total: 446,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	173.040
Other Features:	76050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379813
Depreciation:	100271
Depreciated Total:	279542

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

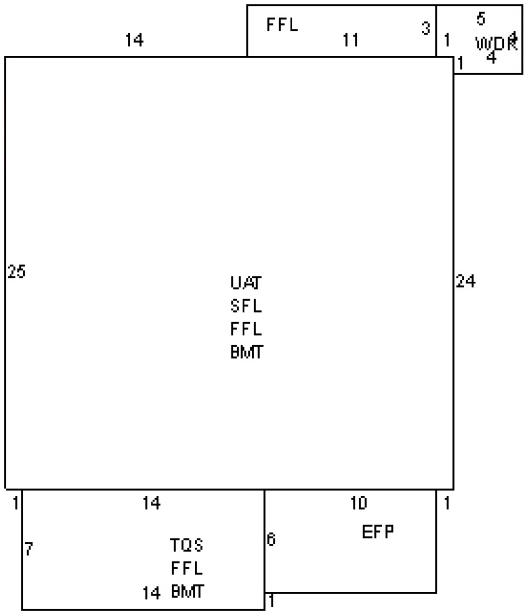
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.04
Special Features:	0	Val/Su Net:	115.07
Final Total:	279500	Val/Su SzAd	194.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	781	173.040	135,144
BMT	Basement	748	51.910	38,830
SFL	Second Floor	585	173.040	101,228
UAT	Upper Attic	163	69.220	11,248
TQS	3/4 Story	74	173.040	12,718
EFP	Enclos Porch	60	71.580	4,295
WDK	Deck	19	15.780	300

Net Sketched Area:	2,429	Total:	303,763
Size Ad	1439.5	Gross Are	3006	FinArea	1440
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc